

## **SITE PLAN REVIEW AGENDA**

**Tuesday, August 1, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

None

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-37-16-17**  
**Address:** [1464](#) and 1462 Lyell Avenue  
**Zoning District:** C-2 and M-1  
**Description:** Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan review in progress

**File #:** **SP-32-16-17**  
**Address:** [990](#), 960, and 956 West Ridge Road  
**Zoning District:** C-3 and R-1 (proposed to be rezoned to all C-3)  
**Description:** Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

**File #:** **SP-33-16-17**  
**Address:** [645 Norris Drive](#)  
**Zoning District:** R-3  
**Description:** Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan review in progress

**File #:** SP-31-16-17  
**Address:** [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights  
**Zoning District:** R-3 and R-1 (proposed to be rezoned to new PD #19)  
**Description:** Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

**File #:** SP-30-16-17  
**Address:** [740](#) and 748 East Main Street  
**Zoning District:** Marketview Heights Urban Renewal District/C-2  
**Description:** Redevelop existing restaurant with drive-through operation by adding a second ordering station.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan review in progress

**File #:** SP-29-16-17  
**Address:** [1201 Elmwood Avenue](#) and 340 Science Parkway  
**Zoning District:** IPD and PD #7 (proposed to be rezoned to new PD #18)  
**Description:** Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

**Contact Person:** Review Team:  
Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
Zina Lagonegro, [zina.lagonegro@cityofrochester.gov](mailto:zina.lagonegro@cityofrochester.gov), 585-428-7054  
Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**Notes:** Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

**File #:** **SP-24-16-17**  
**Address:** [1535 Hudson Avenue](#) and 611 East Ridge Road  
**Zoning District:** C-3  
**Description:** Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Design modified due to neighborhood input. Neighborhood meeting scheduled for 8-3-2017. Applicant working on revised drawings.

**File #:** **SP-38-15-16**  
**Address:** [359](#), 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Waiting for applicant to submit resubdivision application. Site Plan Approval pending

**File #:** **SP-07-16-17**  
**Address:** [360 Alexander Street](#)  
**Zoning District:** R-2  
**Description:** Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Waiting for revised drawings from applicant

**File #:** **SP-40-15-16**  
**Address:** [1037 Bay Street](#)  
**Zoning District:** C-1  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.

**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

**File #:** **SP-01-16-17**  
**Address:** [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton.

Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

**Contact Person:**

Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:**

Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**